Ecology Solutions Ltd.

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7887: Leasbrook, Monmouth

Technical Note: Summary of Survey Work undertaken in relation to bats

1. Ecology Solutions has been retained by Barratt Redrow to provide ongoing ecological survey and assessment work in relation to Leasbrook, Monmouthshire, hereafter referred to as the site and wider study area.

2. To inform the Monmouthshire County Council Replacement Local Development Plan (RLDP) process, a suite of ecological survey work has been undertaken across the site and wider study area. This includes specific bat surveys, completed in 2020/21 and updated in 2024. The methodology and findings of the work undertaken to date as part of this process are outlined in the Ecological Report (Ecology Solutions, August 2021) and a Technical Note entitled "*Summary of Bat Survey Data (Horseshoe Bats) from survey work undertaken in 2024*" (Ecology Solutions, 2025).

3. Specific bat survey work with a focus on Horseshoe bats (*Rhinolophus* spp.) was completed mindful of the proximity of the site to Newton Court Stable Block Site of Special Scientific Interest (SSSI), which forms a component of the Wye Valley and Forest of Dean Bat Sites Special Area of Conservation (SAC). The SSSI / SAC is situated 1km to the north-east of the site at its closest point. In light of the reasons for the designation of these sites – specifically, supporting roosts for Greater Horseshoe *Rhinolophus ferrumequinum* and Lesser Horseshoe *Rhinolophus hipposideros* bats – survey and assessment work focused upon the extent to which the site and wider study area is utilised by foraging and commuting Horseshoe bats.

4. The findings of the bat survey work are outlined in detail in Section 4.2 of the Ecological Report and in the standalone Technical Note, with interpretation and analysis provided in paragraphs 5.2.16 to 5.2.30 inclusive of the Ecological Report.

5. As outlined in paragraph 4.2.1 of the Ecological Report, survey work did not identify any buildings, structures or trees present within the site boundary that provide opportunities for roosting bats. On this basis, any emerging proposals for the site would not lead to the direct loss of any bat roost (for any species).

6. In summary, the bat activity survey work completed in 2020/21 identified Horseshoe bat activity within the site and wider study area. However, based on detailed consideration of the data, the evidence obtained from the surveys did not indicate that the habitats within the site were regularly used by significant numbers of Horseshoe bats, or that they are of particular importance or significance for these species. Analysis of the findings from surveys completed in 2024 likewise also supported this conclusion.

7. The site is located over 1km from Newton Court Stable Block SSSI and is therefore situated wholly outside of the Core Sustenance Zone (CSZ) identified in relation to juvenile bats. However, if one was to consider a wider CSZ for Horseshoe bats with a radius of 3km around

the SAC / SSSI, the site still constitutes an exceptionally small proportion of this area, as outlined in Table 1 below.

Total size of site	11.25 Hectares (approx.)
Total size of 1km CSZ around Newton Court Stable Block SSSI	314.16 Hectares
Total size of 3km CSZ around Newton Court Stable Block SSSI	2,827.43 Hectares
% of 1km CSZ potentially affected by emerging proposals at the site	0% (site is outside of 1km CSZ)
% of 3km CSZ potentially affected by emerging proposals at the site	0.40% (to 2 decimal places)

Table 1: High-level calculations in relation to CSZs around Newton Court Stable Block SSSI. Note – calculations are approximate and to two decimal places.

8. On this basis, and taking into account potential avoidance and mitigation measures such as the planted woodland bund immediately adjoining the site within the wider study area, there is no evidence to indicate that emerging proposals for the site would be likely to lead to an adverse impact on the integrity of the SSSI / SAC, such that this site should not be brought forward as a draft allocation on the basis of potential for adverse impacts to Habitats sites.